

Adopted Minutes
Spanish Fork City Development Review Committee
September 21, 2016

Staff Members Present: Dave Anderson, Community Development Director; Seth Perrins, City Manager; Tom Cooper, Electric Utility Planner; Junior Baker, City Attorney; Cory Pierce, Staff Engineering; Bart Morrill, Parks Maintenance Supervisor; John Little, Chief Building Official; Brady Taylor, Lead Cable Technician; Shelley Hendrickson, Engineering Division Secretary; Kimberly Brenneman, Community Development Department Secretary; Jessica Burdick, Building Inspection Secretary; Ryan Rhees, Golf Professional; Lua Saluone, Staff Engineer - Design.

Citizens Present: Jered West, Mike Demarco, Andy Spencer.

Dave Anderson called the meeting to order at 10:06 a.m.

FINAL PLAT

Canyon Vista Estates Phase 3

Applicant: Atlas Engineering

General Plan: Low Density Residential

Zoning: R-1-12

Location: 2550 East 130 North

There was discussion of reimbursement for the improvements along 2550 East and 100 South.

Junior Baker stated a meeting needs to be set up with all parties involved to decide how the reimbursement should be allocated.

Dave Anderson stated the issues regarding the plat have been worked through.

Junior Baker **moved** to approve the Canyon Vista Estates Phase 3 Final Plat based on the following conditions:

Conditions

1. That the applicant meet the City's current Development Standards.

Tom Cooper **seconded** and the motion **passed** all in favor.

Park View Townhomes Phase 3

Applicant: Region Engineering & Surveying

General Plan: Mixed Use

Zoning: R-3

47 Location: 670 Volunteer Drive

48

49 Dave Anderson stated he does not believe there are any issues that need to be worked through
50 regarding the plat.

51

52 Cory Pierce stated with original approval of the Park View Townhomes Preliminary Plat the
53 frontage along Volunteer Drive needs to be completed with phase 3 through the City property,
54 with the City reimbursing the developer. Salisbury has sold a portion of their property and the
55 City has sold their property to PEG development. A Site Plan has been approved, but if PEG
56 does not get building before Park View Townhomes Phase 3 is ready to move forward, the
57 frontage along Volunteer Drive will need to be completed by Salisbury and the City will
58 reimburse Salisbury for the costs as outlined in the Preliminary Plat approval.

59

60 Mike Demarco stated the idea of selling a portion of their property to PEG was to avoid the
61 frontage development along Volunteer Drive. With that not being the case, Salisbury will not
62 build their Phase 3 until PEG starts their development.

63

64 Dave Anderson is under the impression that PEG is going to try to start the development soon.

65

66 Mike Demarco stated that he has prepped and is ready to pave Phases 2 and 3 of Volunteer
67 Drive and it is just a matter of making the call to start paving.

68

69 Dave Anderson suggested having PEG and Salisbury sit down and have one contractor
70 complete the frontage improvements.

71

72 Tom Cooper stated the electrical frontage needs to be completed and that Phase 3 needs to be
73 completed before Salisbury can move to Phase 4.

74

75 Seth Perrins asked what plan B is for Salisbury if PEG does not start their development.

76

77 Mike Demarco stated that they would not build anything during the fall and winter. They might
78 work on the interior roads but they will not move forward with phase 3.

79

80 Dave Anderson **moved** to approve the Park View Townhomes Phase 3 Final Plat based on the
81 following conditions:

82

83 Conditions

84 1. That the applicant meet the conditions spelt out in the Preliminary Plat approval.

85

86 Junior Baker **seconded** and the motion **passed** all in favor.

87

88

89 **Ace Hardware**

90 Applicant: Woodbury Corporation

91 General Plan: Commercial

92 Zoning: C-2

93 Location: 888 North 600 East
94
95 Dave Anderson stated the Final Plat and Site Plan are pretty straight forward.
96
97 Tom Cooper stated he has yet to receive the shop drawings for metering. He recommends that
98 this not be approved until he is able to get the shop drawings so there is no last minute rush to
99 have that completed.
100
101 Andy Spencer stated that they typically prefer to have the electrical engineer submit the shop
102 drawings. He can try to push them a bit, but they hope to have just the contractor submit the
103 drawings during the building permit process.
104
105 Tom Cooper is concerned with waiting until building permit review. The building gets so far
106 along and the electrical department is scrambling to get the drawings together.
107
108 Seth Perrins asked if the parking lot is completed.
109
110 Andy Spencer stated they need to add four parking spaces and they will complete some minor
111 landscaping and concrete work.
112
113 Cory Pierce stated there are a couple minor comments that need to be addressed. Before the
114 applicant submits the mylar to the City for recording the easements need to be shown on the
115 plat.
116
117 Junior Baker **moved** to approve the Ace Hardware Final Plat.
118
119 John Little **seconded** and the motion **passed** all in favor.
120
121

122 SITE PLAN

124 **Ace Hardware**

125 Applicant: Woodbury Corp.
126 General Plan: Commercial
127 Zoning: C-2
128 Location: 888 North 600 East
129
130

131 Junior Baker **moved** to approve the Ace Hardware Site Plan based on the following conditions:
132

133 Conditions

- 134 1. That the applicant provide the electrical shop drawings per the Power Department's
135 requirements.
- 136 2. That the applicant address the redline comments from the Engineering Department.
- 137 3. That the applicant meet the City's current Development Standards.
138

139 Seth Perrins **seconded** and the motion **passed** all in favor.

140

141

142 **Spanish Oaks Golf Course**

143 Applicant: Spanish Fork City

144 General Plan: Public Facility

145 Zoning: Public Facility

146 Location: 2300 East Powerhouse Road

147

148 Cory Pierce stated that Lua Saluone is designing the parking lot.

149

150 Ryan Rhees stated they hope construction will start the first of November.

151

152 Dave Anderson sees no reason to not approve the Site Plan, but he would appreciate having a
153 parking lot design.

154

155 Cory Pierce stated that some parking is across the street.

156

157 Ryan Rhees stated the net gain of parking will come from across the street to the south and
158 across the road to the west.

159

160 Seth Perrins stated Jamie Chappel has planned to have the parking lots paved before October
161 15th.

162

163 John Little asked if the parking requirements will be met with the expansion of the building.

164

165 Cory Pierce stated there are changes in the current parking lot with the expansion of the
166 building that need to be shown on a Site Plan.

167

168 John Little asked if the building will be fire sprinkled.

169

170 Ryan Rhees stated he does not believe it is.

171

172 John Little stated with the expansion they need to have the building sprinkled. He
173 recommends before the resurfacing of the parking lot that the utilities that need to be run to
174 the building be in place.

175

176 Dave Anderson asked for a bigger view of what is happening with the site, besides just the
177 building.

178

179 Tom Cooper stated a new electrical load sheet needs to be submitted He also stated that the
180 existing services to the building need to be brought up to the current City standards.

181

182 Lua Saluone entered the meeting at 10:39 a.m.

183

184 Lua Saluone stated with the expansion of the building there will be 2-3 stalls lost from the main
185 parking lot. A few stalls will be lost but overall there will be a gain in parking stalls from the
186 accumulative parking lots to the south and west.

187
188 There was discussion of the danger of the cross walk.

189
190 Lua Saluone stated if it becomes an issue the City could always create a raised crosswalk,
191 which forces vehicles to slow down.

192
193 Cory Pierce stated the best scenario is to use the tunnel.

194
195 Bart Morrill stated the parking lot is laid over the current trail to dripping rock.

196
197 Lua Saluone stated the new cart path will come out of the tunnel and run down the middle of
198 the parking lot on the south side of Powerhouse Road. Anyone wishing to access the trail will
199 have to walk through the parking lot to the east entrance.

200
201 Ryan Rhees stated there needs to be lighting in the south parking lot.

202
203 Tom Cooper stated the Power Department would require a few street lights in the parking lot.

204
205 Lua Saluone stated that paving will take place soon so it would be important to put conduit in
206 now.

207
208 Tom Cooper said he would put about 3 lights in the south parking lot. He stated it would take
209 at least a week to install the conduit.

210
211 Dave Anderson said it sounds like the best situation would be to have Tom Cooper and Lua
212 Saluone sit down and work out the south parking lot configuration and lighting. He suggested
213 that the south parking lot be placed on hold for today.

214
215 Junior Baker **moved** to continue the Golf Course expansion Site Plan until the next DRC
216 meeting.

217
218 Seth Perrins **seconded** and the motion **passed** all in favor.

219
220 Lua Saluone exited the meeting at 11:04 a.m.

221
222 **Other Business**

223
224 Dave Anderson stated there needs to be a change for telecommunications wiring for residential
225 homes along the frontage of the property.

226
227 John Little stated the only way the builder will know of this requirement is on the plans there
228 will have to be the redline pointing out the absence of the telecommunications wiring along the
229 frontage of the property.

230
231 Seth Perrins stated the wiring will be available for all providers not just SFCN.
232
233 Shelley Hendrickson exited the meeting at 11:06 a.m.
234
235 Junior Baker suggested that the language should be placed with the IBC code in Title 14.
236
237 John Little stated if this change is adopted before the end of the year he can include the
238 change in an email he plans to send out to the contractors that have worked in the city within
239 the last year.
240
241 Bart Morrill exited the meeting at 11:08 a.m.
242
243 Tom Cooper suggested that the change be made commercially as well as residentially.
244
245 Junior Baker moved to adjourn meeting at 11:12 a.m.
246
247
248
249 Adopted: October 19, 2016
250
251

Jessica Burdick
Community Development Division Secretary